



Committee on Economic Development, Housing and Land Use

Councilor Paul D. Spector, Chair

Councilor Owen Freeman-Daniels

Councilor Pamela C. Schwartz

Councilor Eugene A. Tacy

Kevin Lake, Conservation Commission liaison

Ann DeWitt Brooks, Planning Board liaison

May 7, 2013 Meeting Minutes

5:00 p.m. – 6:30 p.m.

City Council Chambers, 212 Main Street

Wallace J. Puchalski Municipal Building

Northampton, MA

1. Members present/absent: Councilor Paul D. Spector, Councilor Owen Freeman-Daniels, Councilor Eugene A. Tacy, Ann DeWitt Brooks. Councilor Pamela C. Schwartz arrived at 5:15 p.m. Kevin Lake was absent. Also present: Wayne Feiden, Carolyn Misch
2. Meeting Called to Order: Councilor Spector called the meeting to order at 5:00 p.m.
3. Announcement of Audio/Video Recording of Meeting: The meeting was audio-recorded. Ruth McGrath videotaped the meeting for North Street Association.
4. Public Comment: None
5. Approval of April 2, 2013 Minutes: Councilor Tacy moved approval of the minutes; Councilor Freeman-Daniels seconded. The motion passed unanimously (3-0).
6. Ordinance: Amend §195-2 Expand Historic District to Include Much of Round Hill (*Referred by City Council of April 4, 2013 to Committee on Economic Development, Housing and Land Use, and to Committee on Elections, Rules, Ordinances, Orders and Claims*)

Wayne Feiden explained this two-year process with the Historic District Commission formally adopting this in April 2013. Clark School was concerned until the deal with Opal was completed. Councilor Spector noted that neighbors had a priority list with 7-8 items. Opal is not changing any buildings; focus dropped to traffic. A compromise with DPW and consultation with the Historic District addressed the issue of no installation of metered parking. Any energy efficient changes can be done, but the façade must look the same from the street. Any visible changes must go before the Historical Commission for approval.

Councilor Freeman-Daniels stated he was not in favor of expansion of the Historic District.

Councilor Tacy moved to send the Ordinance to City Council with a positive recommendation; Councilor Spector seconded. The motion passed on a voice vote of 2 Yes, 1 No (Councilor Freeman-Daniels).

7. Ordinance: Amend 350a and 350b Table of Uses and Table of Dimensions for URA (*Referred by City Council April 18, 2013 to Planning Board, Committee on Economic Development, Housing and Land Use, and Committee on Elections, Rules, Ordinances, Orders and Claims*)
8. Ordinance: Amend 350a and 350b Table of Uses and Table of Dimensions for URB (*Referred by City Council April 18, 2013 to Planning Board, Committee on Economic Development, Housing and Land Use, and Committee on Elections, Rules, Ordinances, Orders and Claims*)
9. Ordinance: Amend 350a and 350b Table of Uses and Table of Dimensions for URC (*Referred by City Council April 18, 2013 to Planning Board, Committee on Economic Development, Housing and Land Use, and Committee on Elections, Rules, Ordinances, Orders and Claims*)

Carolyn Misch explained the proposed changes and gave a power point presentation (attached).

Councilor Freeman-Daniels moved to Amend 350a and 350b Table of Uses and Table of Dimensions for URA to include “uses allowed by right”; there was no second.

Wayne Feiden explained that, as part of the process, any expansion of the Ordinance would require re-advertising and public hearing. Councilor Spector noted many hours have been spent on these Ordinances, and questioned why this was not brought forward and included. Carolyn Misch explained that this change, as proposed now by Councilor Freeman-Daniels, was proposed, but concerns to take changes incrementally and match neighborhoods with zoning would bring more flexibility.

Councilor Freeman-Daniels stated that this was considered and brought up in hearings, and to discuss this again in this Committee is not “last minute”. Councilor Freeman-Daniels stated that URA should be a mix and some areas should be changed, and map changes should also be discussed. Councilor Freeman-Daniels stated that the benefits of changes of allowed use would help homeowners tap equity by adding rental units, maintain character, and some structures should be grandfathered. Councilor Freeman-Daniels stated that he would like to see some map changes take place.

Councilor Tacy noted similar issues when Elm Street was restored, and agreed that map changes should be part of this proposal.

Wayne Feiden noted that zoning changes should not be too comprehensive, but should create clear rules. The proposed Ordinances before this Committee are the result of three years of meetings.

Councilor Freeman-Daniels stated his opinion that, while URA should have more benefits, the URC goes beyond to create density, and he would not vote for URC without maps that modernize zoning over the old maps.

Carolyn Misch provided more information during the powerpoint presentation regarding square footage, open space percentage and frontage; Wayne Feiden noted that these design standards were greater in 1974 and reduced in more recent years.

Councilor Freeman-Daniels moved to Amend 350a and 350b Table of Uses and Table of Dimensions for URC to add, under Special Permit, “any multi-family or townhouses greater than six units”; Councilor Tacy seconded.

Councilor Schwartz noted that she was comfortable with the proposed Ordinances without amendments, and wants less regulatory and obstacles to homeowners.

Councilor Freeman-Daniels stated that Ward 3 is greatly affected by these changes, and “six units” is reasonable to force the Planning Board to consider specific development proposals. Ms. Misch noted that the acceptance of this proposed amendment will require the Planning Board to re-advertise and hold a public hearing.

The motion passed on a voice vote of 3 Yes, 1 No (Councilor Schwartz).

Councilor Freeman-Daniels moved to send the Ordinances, with the Ordinance regarding URC as Amended, to City Council with a positive recommendation; Councilor Tacy seconded. The motion passed on a voice vote of 4 Yes, 0 No.

10. Ordinance: Amend 350 -6.8 Consistent with Sustainable Northampton, More Than One Structure be Allowed to be Built on One Parcel(*Referred by City Council April 18, 2013 to Planning Board, Committee on Economic Development, Housing and Land Use, and Committee on Elections, Rules, Ordinances, Orders and Claims*)

Councilor Freeman-Daniels moved to send the Ordinance, as Amended by the City Solicitor, to City Council with a positive recommendation; Councilor Tacy seconded. The motion passed on a voice vote of 4 Yes, 0 No.

11. Consideration of Cancellation/Reschedule of August 6, 2013 meeting

The Clerk will be on vacation. Councilor Spector will decide cancellation. *Clerk's note: Councilor Spector has cancelled the August 6, 2013 meeting.*

12. NEW BUSINESS –*Reserved for topics that the Chair did not reasonably anticipate would be discussed.*

At 6:38 p.m., Councilor Spector moved to adjourn and was seconded by Councilor Freeman-Daniels. The motion to adjourn passed unanimously (4-0).

*Respectfully Submitted,
Mary L. Midura, Executive Secretary*

7-URA, URB

6-URA

5- URA, URB

4- URB, URC

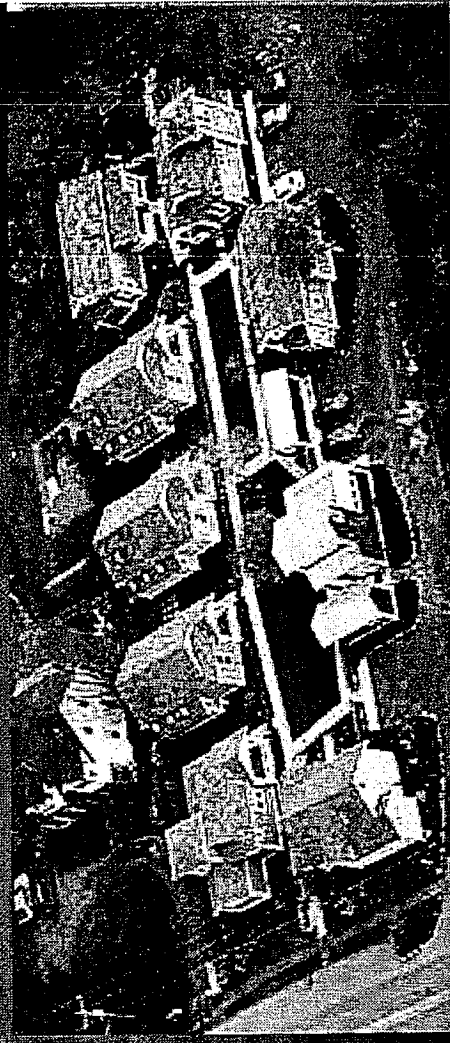
3- URA, URB

2-URA, B, & C

1-URA, B, & C

Goals

- Match Zoning to existing neighborhoods
- Eliminate many non-conformities
- Create flexibility for family changes
- Encourage preservation of historic homes
- Maintain neighborhood character
- Simplify Ordinance/Consolidate use & dimensions



Public Process History

- 2005 SDAT Process
- 2006-2007 Sustainable Northampton Plan
 - Recommends changes to address multiple objectives
- 2009 ZRC created
 - 2011 ZRC report -recommended changes to URA, B, C
 - Acknowledge neighborhood character, allow to replicate
- 2010 Housing Needs Assessment & Strategic Plan
- 2012 Draft regulations for public comment
- 2013 Modifications based on public comment

Data

- Population flat/declining since 1960
 - down 2.6 % since 1980
- People per household dropped from 2.86 in 1980 to 2.14 2010 (*1.86 for SF structures and 1.68 MF neighborhoods near downtown*).



Census Pop YEAR	1990	2000	2010
URA	2,338	2,231	2,148
URB	9,843	9,700	9,528
URC	7,317	7,419	7,025

Sustainability Issues

- Existing Neighborhoods could not be rebuilt:
 - 60+% of units do not conform
- Housing Analysis shows demand for affordable units.
- Units close to services
 - Reduces overall traffic
- Adjust zoning to reflect historic development patterns
 - Mix of units throughout



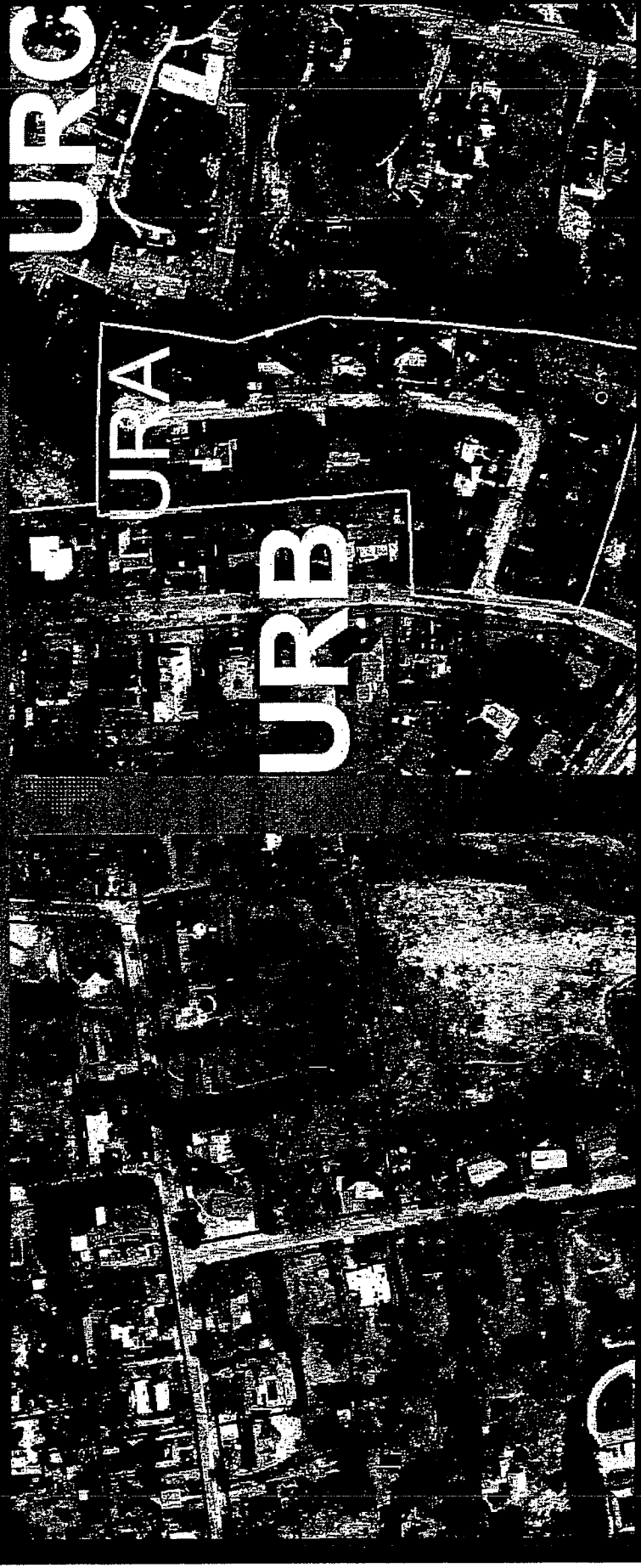
URA Details



- Lot Size
 - 5,000 sf
 - 50' frontage
 - 40% os
- Single Family & accessory units
- 1 standard all uses
- Design

URA Neighborhood Reflections

- 65% of Single Family meet current 12,000 f²
- 99% of Single Family would comply at 5,000 f²
- 8% of units would remain non-conforming due to density (2, 3, 4+ unit structures)

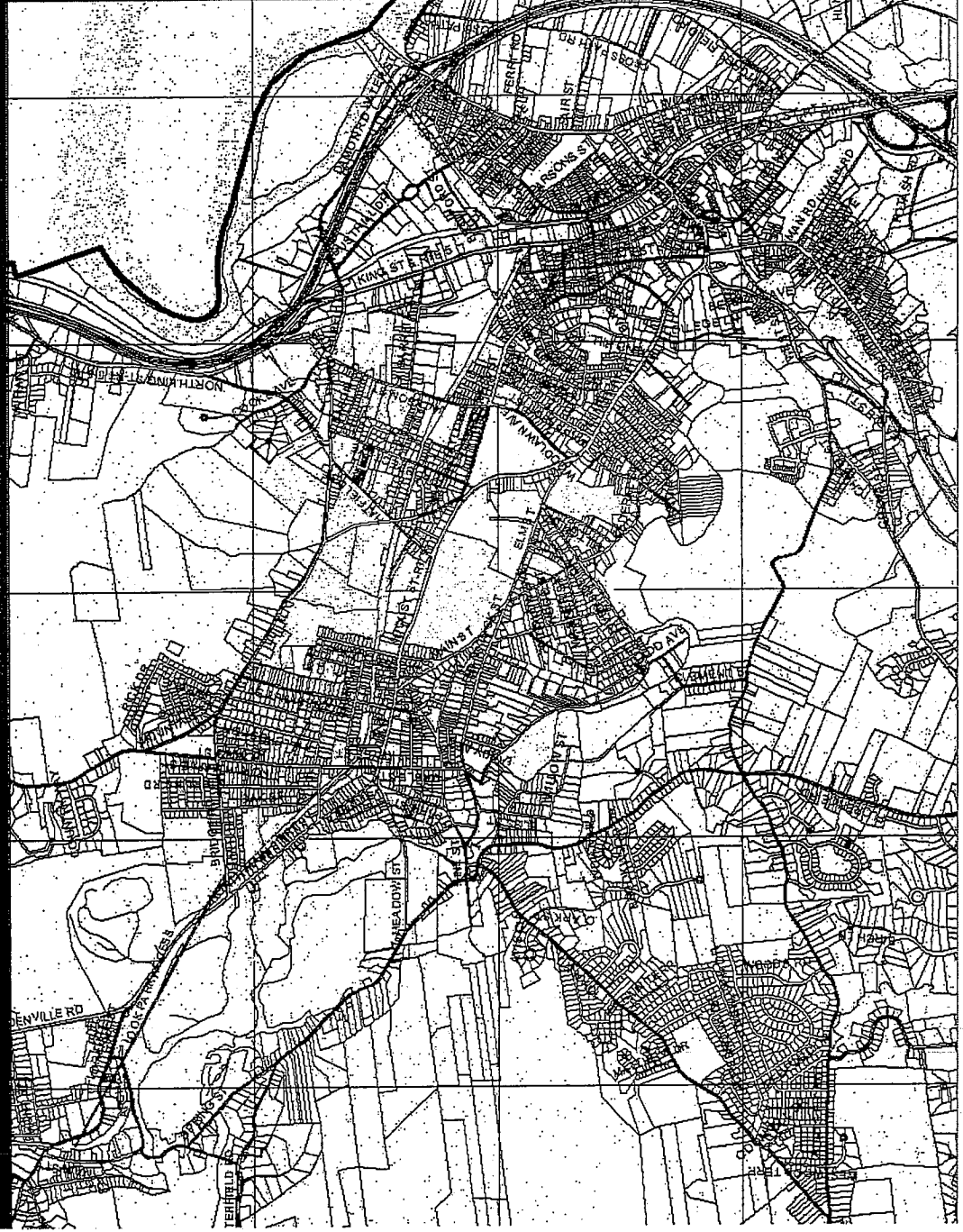


URA Example



- Ridgewood Terrace
- 50' frontages 5500-7000 sf lot size

URB Details



- 2,500 f²/unit (3,750 1- fam)
- 50' frontage
- 40% os
- 10' front setback
- More than 1 structure/lot
- 1 standard all uses
- Design

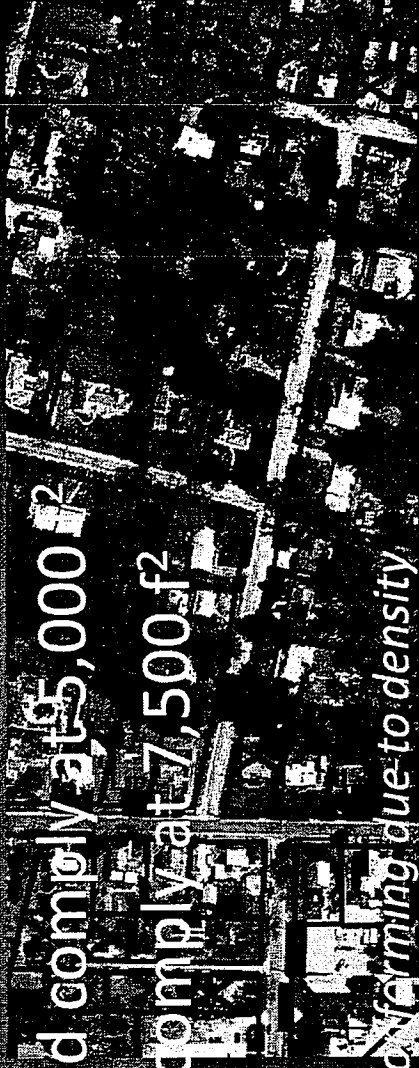
URB Neighborhood Reflections

Current Zoning:

- 63% Single Family meet 8,000 f²
- 38% Two- Family meet 12,000 f²
- 18 % 3- Family meet 21,000 f²

Proposed Zoning:

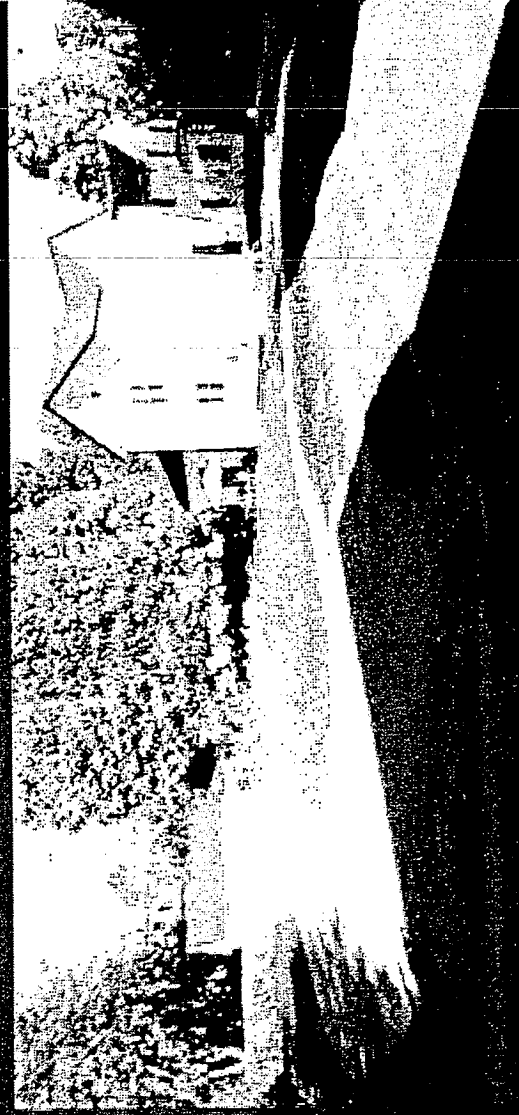
- 99% Single Family would comply at 3,750 f²
- 92% Two- Family would comply at 5,000 f²
- 76 % 3- Family would comply at 7,500 f²
- 3% of units would remain non-conforming due to density



URB Examples



Add a unit to
existing oversized
structure



Create new lot to "fill in
gap in streetscape"

URC Details

- 2,500 f² /unit (3,750 1-family)
- 50' frontage
- 10' front/side
- Any mix by right
- Modify Heights
- More than 1 structure/lot
- 1 standard all uses
- Design Standards



Walking Distance Surrounding CB

- ¼ mile route-
inside URC
- ½ mile route
edge+ URC



URC Neighborhood Reflections

Current Zoning:

- 61% Single Family meet 6,000 f²
- 14% Two- Family meet 12,000 f²
- 7% 3- Family meet 18,000 f²
- 5% 4- Family meet 24,000 f²

Source: 2010 Census, U.S. Census Bureau

Proposed Zoning:

- 90% Single Family would comply at 3,750 f²
- 75% Two- Family would comply at 5,000 f²
- 46 % 3- Family would comply at 7,500 f²
- 49 % 4- Family would comply at 10,000 f²



URC Examples



Add a unit to existing oversized structure



Google earth

Create new lot to "fill in" gap in streetscape

Summary

- Matches Existing Neighborhood form/character
- Replicates High Value Neighborhoods
- Encourages sustainability/reduce overall traffic
- Encourages preservation of older homes
- Preserves rich character/mix within neighborhoods
- Reduces pressure for building large scale “projects”

Design Standards Illustrated

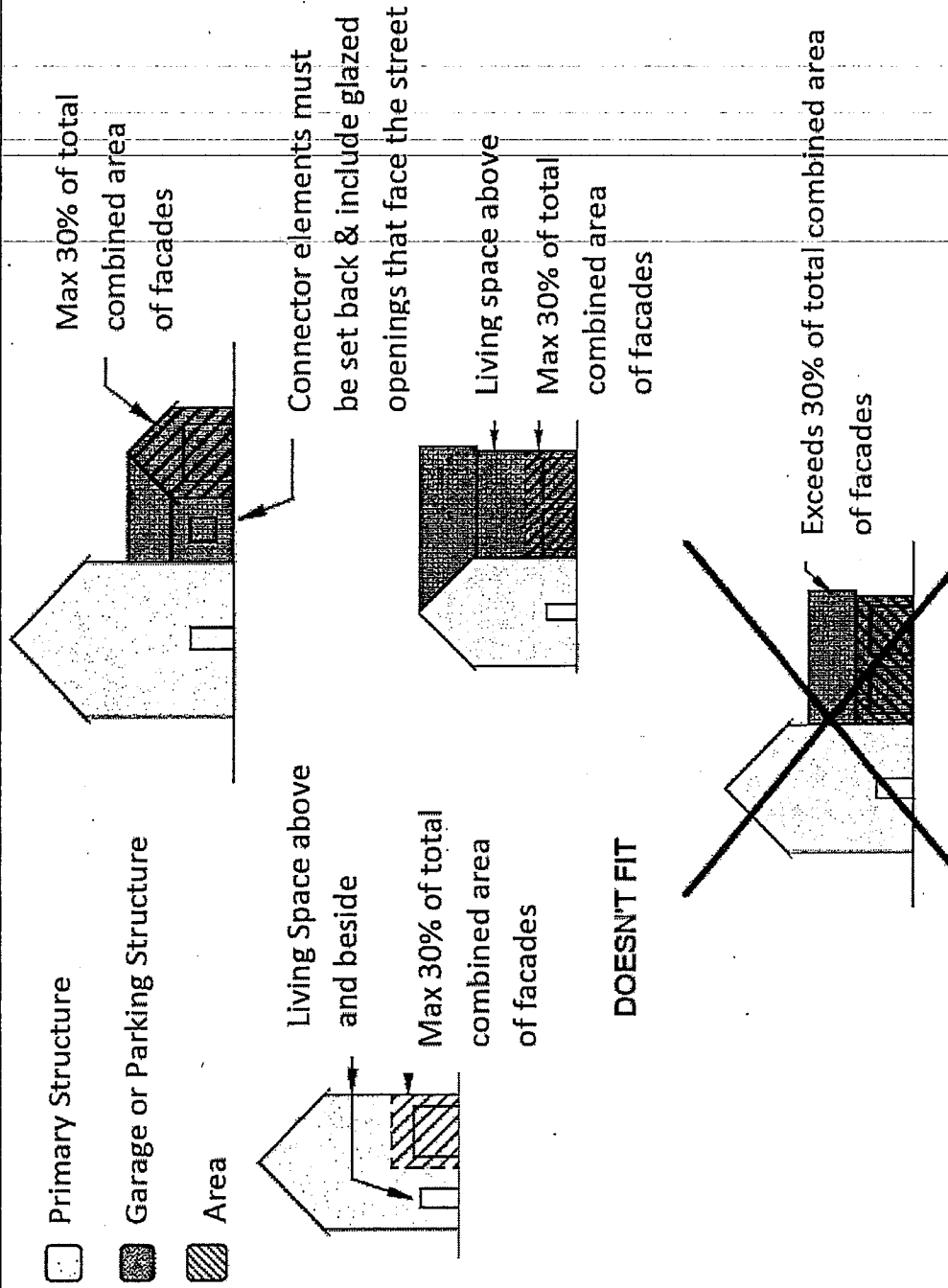
Planning Board may waive, by site plan approval elements 2, 3, 4 if it can be shown that a different design meets a pedestrian-scale design that encourages public/private transition and interface (e.g. similar elements facing internal courtyards or private streets)

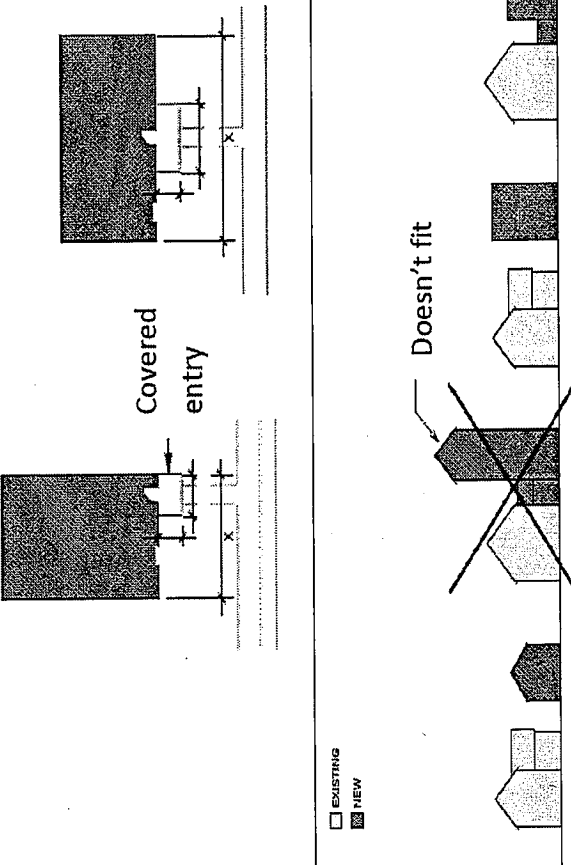
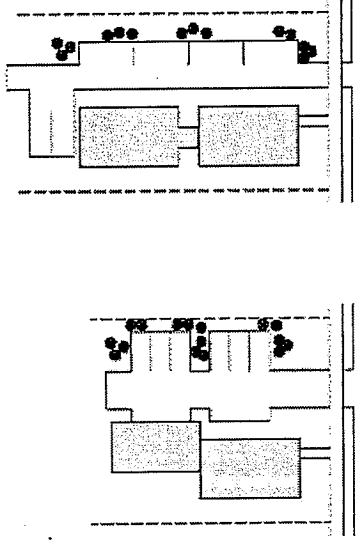
1. If a garage or other parking structure is attached, it must be set back 20' and the garage/structure shall comprise no more than 30% of the front facade of the primary structure. Side setback may be 10' for the garage only if used as workshop/storage etc.

Primary Structure

Garage or Parking Structure

Area



<p>2. Front doors must face the street.</p> <p>Buildings Must have a covered entry.</p>			<p>1space per 1,000 ft² Gross Living Area (round up). No more than 2 spaces required per unit.</p> <p>Front yard setback may only have parking for a maximum of two vehicles</p>
<p>3. For new buildings, setback, scale, massing should fit within the block face.</p>	<p>4. Parking for more than 5 cars shall be distributed on the site to minimize impact to the neighborhood character:</p> <p>Accomplished by small groupings of spaces surrounded by landscaping or parallel parking along a narrow driveway to mimic an alley.</p>	<p>Minimum Parking for residential uses</p> <p>For other uses see table in 350-8.2</p>	